

SECTION 2306: ALLOCATION OF LOT AREAS & CONFIGURATION OF LOTS

1. Setback and yard allocations: No portion of a lot can be used more than once in complying with the provisions for lot area and yard dimensions for construction or alteration of buildings.
2. Corner Lots: Corner lots shall have the minimum lot width and front setback as required by that zoning district for each property line which is adjacent to a public or private road. [amended 10/02]
 - a. A corner lot shall have the required front setback measured from both the principal and secondary front lot lines.
 - b. The remaining setbacks shall be a rear and a side setback. The rear setback shall be measured from the rear lot line.
 - c. The driveway of the principal building on a corner lot shall be located on the secondary front lot line.
 - d. The width of a corner lot shall be determined by the length of the principal front lot line.
3. Width to depth ratios: The depth of lot(s) or parcel(s) created in all zoning districts after the effective date of this Ordinance shall not be more than three (3) times longer their width.
4. Frontage required: All parcels shall have the required minimum lot width along and adjacent to a public road or approved private road.